



Wylie Planning and Zoning Commission

Minutes

Wylie Planning & Zoning Commission
Tuesday June 5, 2018 - 6:00 pm
Wylie Municipal Complex Council Chambers
300 Country Club Road, Building 100

CALL TO ORDER

The Planning and Zoning Commission was called to order at 6:08 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Commissioner Roger Myers, Commissioner Jade Duan, and Commissioner Bryan Rogers. Vice Chair Randy Owens and Commissioner Brad Emerson were both absent. Commissioner Mike McCrossin arrived late.

Staff present was Renae' Ollie, Development Services Director, Jasen Haskins, Sr. Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the Invocation. Commissioner Duan led the Pledge of Allegiance.

CITIZENS COMMENTS

Chair Smith opened the Citizens Participation. Chair Smith stated that he met with Council Review Committee and they were pleased with the board, and encouraged them to keep doing a great job.

Commissioner Roger Myers stated that this is his last meeting, he has chosen not to be reappointed. All Commissioners wished him well.

Chair Smith closed the Citizen Participation.

CONSENT ITEMS

Consider and act upon approval of the Minutes from the May 15, 2018, Regular Meeting.

Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner Myers to approve the minutes for May 15, 2018, as submitted. Motion carried 4-0.

REGULAR AGENDA

Public Hearing

Public Hearing 1 — Seventy8 & Westgate Addition

Hold a Public Hearing to consider, and act upon, a recommendation to the City Council regarding a Preliminary Replat for Seventy8 & Westgate Addition, being a Replat of Lot 2, Block A of the Westgate Center Phase One Addition, creating 2 lots on 15.7208 acres, generally located on the northwest corner of SH 78 and Westgate Way.

Staff Presentation

Mr. Haskins stated that the property totals 15.7209 acres and is located on the northwest corner of SH 78 and Westgate Way. The Preliminary/Replat will separate Lot 2 of Phase One Westgate Center, establishing Lots I and 2, Block A of the Seventy8 and Westgate Addition. The property is part of Planned Development Ordinance 2018-05, which allows multi-family and commercial retail uses.

Phase 1, Lot 2 of the development is the multi-family tract. A Site Plan for Phase 1, Lot 1 is on the current agenda. The development for commercial retail uses on Lot 2 will be developed in Phase 2, with no plans at this time.

Board Discussion

The Commissioners had no questions for the applicant.

Public Comments

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

Board Action

A motion was made by Commissioner Myers and seconded by Commissioner Duan, to recommend approval to the City Council regarding a Preliminary Replat for Seventy8 and Westgate Addition, being a Replat of Lot 2, Block A of the Westgate Center Phase One Addition, creating 2 lots on 15.7208 acres, generally located on the northwest corner of SH 78 and Westgate Way. Motion carried 4-0, with Commissioner McCrossin arriving after the vote.

Regular Agenda

Item I — Site Plan Seventy8 and Westgate Apartments

Consider, and act upon, a Site Plan for Seventy8 and Westgate Apartments Lot 1, Block A of Seventy8 & Westgate Addition on 12.1268 acres. Property generally located at the northwest corner of State Highway 78 and Westgate Way.

Staff Presentation

Mr. Haskins stated that the applicant is proposing to develop a mixed use development consisting of seven apartment buildings, one retail space, and two restaurant spaces. The site plan includes 286 multi-family apartments and one retail space spread over seven buildings. The site also includes a car wash, dog park, artwork, and trash compactor.

The Preliminary/Replat is on the current agenda.

The applicant and Fire Marshal are working on aligning the 30 foot fire lane around building seven, due to the layout of the building. The final layout, if the fire lane is revised, will be on the Final Plat.

Board Discussion

Mr. Bryan Rumsey, Cross Architects, 1215 W 15th Street, Plano, stated that there are no definite plans for the restaurant pads on the remainder of the property. Mr. Rumsey further stated that remediation grading will be performed to have soils tested and if needed, possible excavation.

Seventy8 and Westgate LP, a Texas Limited Partners, is owner/developer of the property, which is a protected entity. The entity is made up of four individual companies as partners, and all have deep pockets.

The size of the trash compactor is due number of apartment units. The residents will set out their trash, the porter will take it to the trash compactor. The trash compactor will be emptied out once a month.

Commissioners questioned the parking. Mr. Haskins stated that the property includes a 3.5 acres with no future plans and can be used as parking only. The subject property includes more one bedroom apartment than the three bedroom apartments. The parking ratio is 1.6 per 1 unit.

Board Action

A motion was made by Commissioner Duan, and seconded by Commissioner Myers, to approve the Site Plan for Seventy8 and Westgate Apartments Lot 1, Block A of Seventy8 and Westgate Addition on 12.1268 acres. Property generally located at the northwest corner of State Highway 78 and Westgate Way. Motion carried 5-0.

Item 2 Preliminary Plat Ladylike Addition

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Ladylike Addition, creating 10 commercial lots on 19.76 acres, generally located on State Highway 78 approximately 1000 feet northeast of the intersection of SH78 and Brown Street.

Staff Presentation

Mr. Haskins stated that the property totals 19.76 acres and the plat will create 10 lots. The property is zoned Commercial Corridor.

The applicant is proposing four commercial lots that will face SH78 and six lots that will connect to Brown Street through the addition of three new streets. The applicant has not provided any detailed site plans for any of the lots as the layout is for marketing purposes at this time.

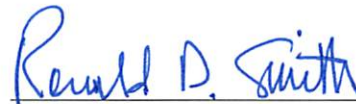
Board Action

A motion was made by Commissioner Rogers and seconded by Commissioner McCrossin, to recommend approval to the City Council regarding a Preliminary Plat for Ladylike Addition, creating 10 commercial lots on 19.76 acres, generally located on State Highway 78 approximately 1000 feet northeast of the intersection of SH78 and Brown Street. Motion carried 5-0.

Chair Smith reminded the Commissioners of the next meeting on June 19, 2018.

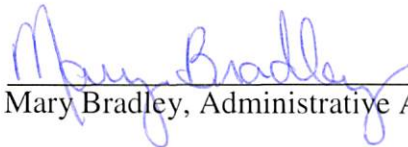
ADJOURNMENT

A motion was made by Commissioner Myers, and seconded by Commissioner McCrossin to adjourn the meeting at 6:48PM, All Commissioners were in consensus.



Ron Smith, Chair

ATTEST:



Mary Bradley, Administrative Assistant